



**BYWATER HERRING**

SALES & LETTINGS

- A TRADITION OF TRUST -



Bootmaker Crescent, Raunds  
Offers In The Region Of £312,500



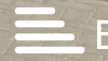
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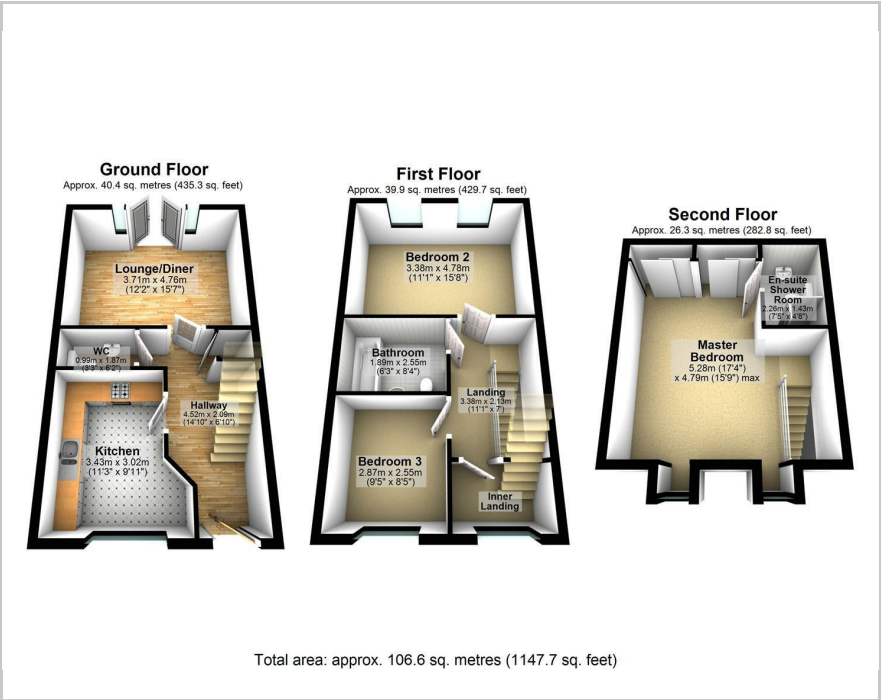


1



B

Floor Plan



Area Map



Accommodation

- Stylish, move-in-ready three-storey home with a smart, family-friendly layout
- Ground floor kitchen, lounge and garden keep everyday life flowing naturally
- First floor bathroom sits right alongside the kids' bedrooms
- Three true double bedrooms offer flexibility for families or remote work
- Top-floor master suite with fitted wardrobes, double shower and Velux windows
- Enclosed garden with lawn and a choice of seating areas
- Garage with electric door, power and new flooring
- Driveway parking for two plus an EV charging point already installed
- Convenient Raunds location near good schools, cafés and nature spots
- Just 20 minutes to Wellingborough station with fast trains to London in under an hour



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          | 87      | 88                         |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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